

PP

APPROVAL RECORD

Planning Permission

Konerikuppam
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL STILT FLOOR ,FIRST FLOOR & SECOND FLOOR BUILDING IN NO.17, IN ARANGANATHAN NAGAR, IN NEW S.NO.119/15, 119/2B & 119/2C, AS PER PATTA NO.10293, OF KONERIKUPPAM VILLAGE & PANCHAYAT, KANCHIPURAM PANCHAYAT UNION, KANCHIPURAM TALUK & DISTRICT

KONERIKUPPAM PANCHAYAT
KANCHIPURAM PANCHAYAT UNION

AREA STATEMENT DETAIL :-

AS PER DOCUMENT	207.63 Sq.mt	2235.00 Sq.ft
AS PER PATTA	207.63 Sq.mt	2235.00 Sq.ft
SUPER IMPOSED PLOT AREA	207.63 Sq.mt	2235.00 Sq.ft

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	COMMERCIAL NET FSI AREA. SQ.M	NON FSI DEDUCTION AREA. SQ.M	TOTAL BUILD-UP AREA.SQ.M
1.	STILT FLOOR (Pro)	14.29	47.40	61.69
2.	FIRST FLOOR (Pro)	61.69	-	61.69
3.	SECOND FLOOR (Pro)	61.69	-	61.69

TOTAL FSI AREA - 137.67 Sq.mt / 1481.88 Sq.ft
TOTAL NON FSI AREA - 47.40 Sq.mt / 510.21 Sq.ft

TOTAL BUILT UP AREA - 185.07 Sq.mt / 1992.09 Sq.ft

COMPOUND WALL - $[10.67+23.17+22.25+10.67] = 66.76$ R.M

FSI DETAILS	PARKING DETAILS		
PLOT COVERAGE: 29.71%	PARKING CATEGORY (COMMERCIAL):-		
F S I (Floor Space Index) :-	FSI AREA : 137.67 Sqm		
F S I : 137.67	Parking Description	Required	Provided
207.63	Car Parking Stalls	01 Nos	02 Nos
- FSI Area = 0.66	Two Wheeler Parking Stalls Provided	01 Nos	02 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
M.D.	MAIN DOOR	1.50 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR - 1	0.75 x 2.10
W	WINDOW	1.20 x 1.35
V	VENTILATOR	1.00 x 0.60

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING



FOUNDATION : COLUMN FOOTING OVER PCC AND SAND
R.C. FOOTING OVER 150 THK RCC OVER 150 THK SAND
SUPER STRUCTURE : BRICK WORKS IN CM 1:5 LINTELS, BEAMS AND SLABS IN RCC 1:2:4
PCC FLOORING FINISHED WITH MOSAIC TILES
PLASTERING : INTERIOR WITH CM 1:4 EXTERIOR WITH CM 1:5 CEILING WITH CM 1:3
3 COATS OF DISTEMPER FOR INNER WALLS
BEST INDIAN TEAKWOOD

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE:-

For SMH VENTURES PVT. LTD.
Director
DIRECTOR

For SMH VENTURES PVT. LTD.
Director
DIRECTOR

FOR M/S SMH VENTURES PVT LTD

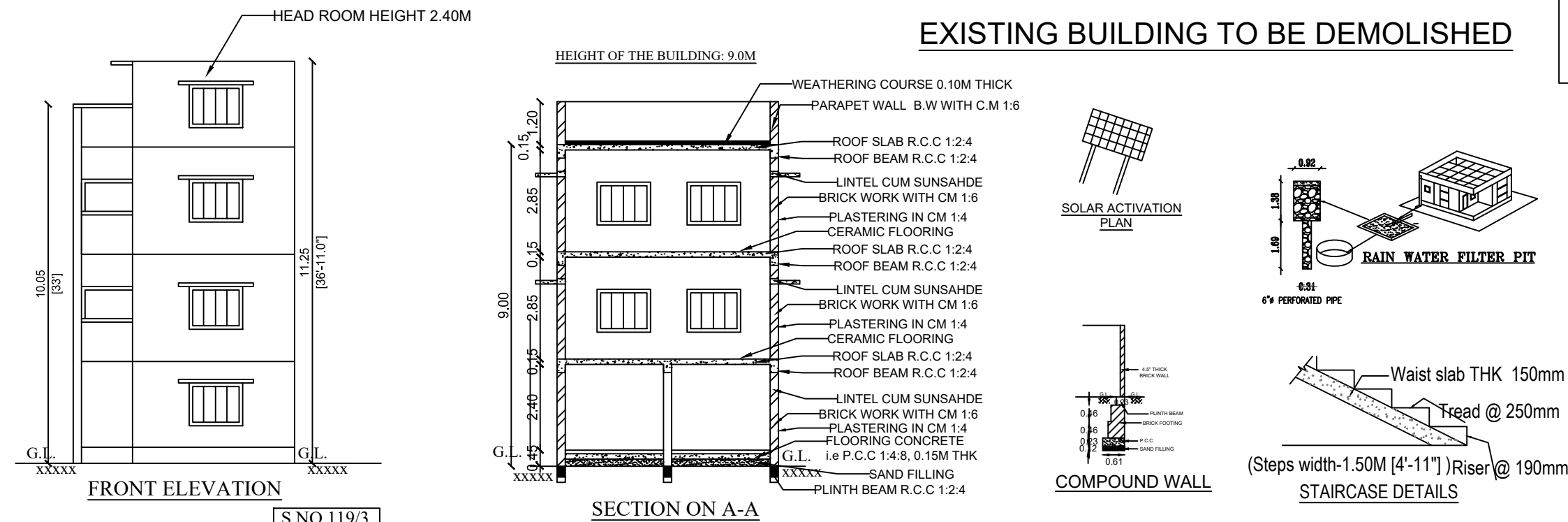
Er.K.E.Vigneshwara
Er.K.E.VIGNESHWARA B.E.(Valuer)(C.Eng)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTPC REGISTERED ENGINEER GRADE II
REG NO. COLDIST/REG-11/2024/09/005
No. 96/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER



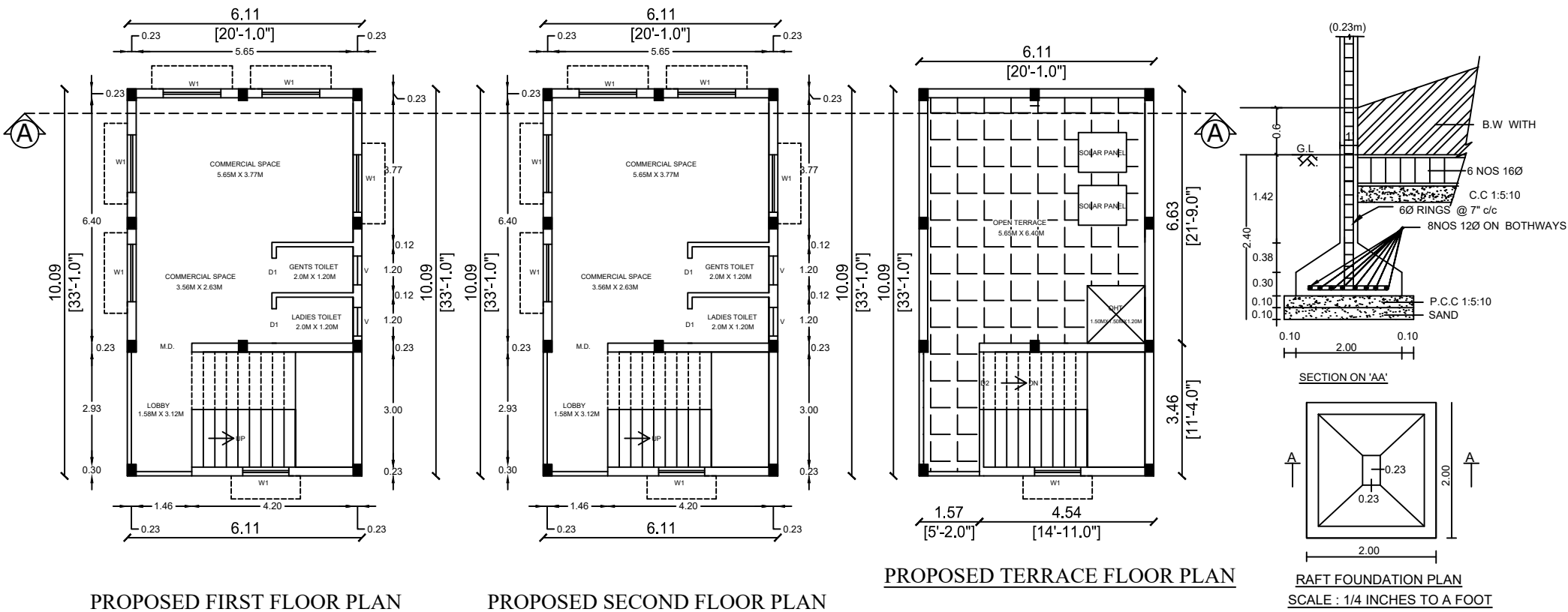
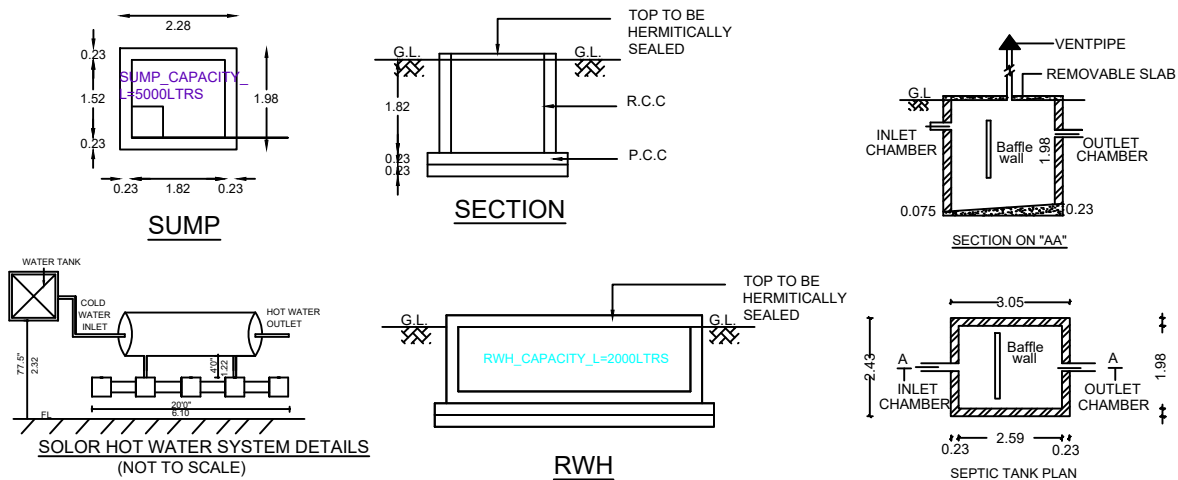
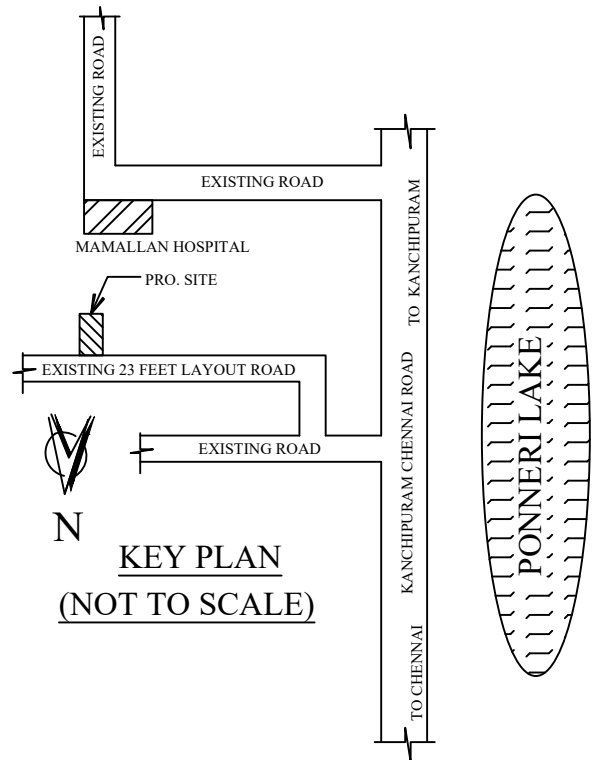
Er.K.E.VIGNESHWARA, B.E., Msc(Valuer),
KMC CONSTRUCTIONS
NO.96/55A, ANNAI INDIRA GANDHI SALAI,
NEXT TO KANCHIPURAM CORPORATION OFFICE,
KANCHIPURAM 631 502.
7200529511
kmcconstructions@outlook.com

EXISTING BUILDING TO BE DEMOLISHED



PLOT REGULARISATION DETAILS:

- SOLD PLOT FRAME WORK NO.426/2019
- BLOCK DEVELOPMENT OFFICER
KONERIKUPPAM PANCHAYAT APPROVAL NO.2054/2025/A7
DATED 14.07.2025



7.0M WIDE EVK SAMBATH SALAI

TE CUM STILT FLOOR PLAN

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

